

# Development Fees



This brochure outlines fees which the Facilities Financing Section of the Planning Department collects as part of the costs of land development in the City of San Diego. Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities within the City of San Diego. A developer usually pays one or the other (FBA or DIF), not both. This money is used by the City to provide needed public facilities such as streets, libraries, parks, and fire stations. The fees must generally be paid to the Information and Application Services Division of the department prior to the issuance of a building permit.

The Facilities Financing Section also assesses Housing Impact Fees. These fees were adopted by Ordinance O-17454 on April 16, 1990. This fee is applicable on new construction, additions or interior remodeling to accommodate a change from the structure's current use. These fees are only applicable on non-residential development. These fees were established to meet, in part, the affordable housing needs of San Diegans.

If you have any questions about any of these fees, the last page of the brochure contains a list of the Facilities Financing Section personnel who will help you.

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**FEES ARE SUBJECT TO CHANGE PER UPDATE PROCESS. CHECK WITH COMMUNITY PROJECT MANAGER FOR CURRENT FEES.**

April 2003

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COMMUNITY	FISCAL YEAR 2003 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi- Family Unit	Commercial Acre	Industrial Acre	Institu- tional Acre	Commercial/Indus'l		SPF Single- Family	SPF Mult- Family
						Trans\$/ ADT	Fire\$/1000 SF GBA		
Planned Urbanizing Communities									
Black Mountain Ranch	30,000	21,000	9,930 (a) (b)	5,167 7,574 (a)	99,294	-	-	-	-
Carmel Mt. Ranch	-	-	-	-	-	-	-	-	-
Carmel Valley - N	16,228	11,402	60,428	56,195	58,149	-	-	-	-
Carmel Valley - S	16,228	11,402	60,428	56,195	58,149	-	-	-	-
Del Mar Mesa	43,852(c)	30,697	90,337	-	-	-	-	-	-
Fairbanks Ranch	14,303	10,112	44,315	-	-	-	-	-	-
Miramar Ranch North(d)	-	-	-	-	-	-	-	-	-
Mira Mesa	11, 378	7, 964	70,429	24, 690 32,313	-	-	-	-	-
North University City	9,034	6,324	-	-	-	609(e)	-	-	-
Otay Mesa (f)	7,909	5,536	45,476 61,625	15,764 46,338	-	-	-	-	-
Pacific Highlands Ranch	19,995 13,597 (g)	13,997	161,322	107,547	57,358	-	-	-	-
Rancho Bernardo	301/201(h)	301/141(h)	2,106	602	-	-	-	1,366/641(h)	954/449(h)
Rancho Encantada	13,923	9,746	-	-	6,213	-	-	-	-
Rancho Peñasquitos	15,842	11,090	95,054	-	-	-	-	-	-
Sabre Springs	3,591	2,514	628(a)	317 (a)	-	-	-	-	-
San Pasqual	1,680	1,176	-	-	-	168	-	-	-
Scripps Miramar Ranch	4,198	2,939	82,878	49,962	28,592	-	-	5,073	5,073
Tierrasanta	4,364	3,054	23,444	13,090	-	-	-	-	-
Torrey Highlands (m)	34,776	24,343	62,249- 209,699(i)	187,095	-	-	-	-	-
Via de la Valle	3,196	-	-	-	-	-	-	-	-
Urbanized Communities									
Barrio Logan	920	920	-	-	-	51	-	-	-
Centre City	400	400	-	-	-	66	-	-	-
Clairemont Mesa	4,261	4,261	-	-	-	42	105	-	-
College Area	2,484	2,484	-	-	-	175	-	-	-
Golden Hill	1,821	1,821	-	-	-	86	55	-	-
Kearny Mesa	7,536	7,536	-	-	-	61	66	-	-
La Jolla	4,689	4,689	-	-	-	156	148	-	-
Linda Vista	783(j)	783(j)	-	-	-	30	59/129(k)	-	-
Mid City (l)	2,417	2,417	-	-	-	75	5	4,151	3,113
Midway/Pacific Highway	515	515	-	-	-	53	17	-	-
Mission Beach	1,590	1,590	-	-	-	148	-	-	-
Mission Valley	2,307	2,307	-	-	-	143	65	-	-
Navajo	2,162	2,162	-	-	-	152	-	-	-
North Park (l)	4,080	4,080	-	-	-	62	115	4,151	3,113
Ocean Beach	3,063	3,063	-	-	-	188	268	-	-

April 2003  COMMUNITY	FISCAL YEAR 2003 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi- Family Unit	Commercial Acre	Industrial Acre	Institu- tional Acre	Commercial/Indus'l		SPF Single- Family	SPF Multit- Family
						Trans\$/ ADT	Fire\$/1000 SF GBA		
Old San Diego	1,110	1,110				148	30	-	-
Otay Mesa-Nestor	2,171	2,171	-	-	-	50	104	-	-
Pacific Beach	2,431	2,431	-	-	-	46	120	-	-
Peninsula	3,020	3,020	-	-	-	146	114	-	-
San Ysidro	3,486	3,486	-	-	-	69	72	-	-
Serra Mesa	1,526	1,526	-	-	-	25	11	-	-
Skyline/Paradise Hills	5,632	5,632	-	-	-	123	230	-	-
Southeastern San Diego	2,430	2,430	-	-	-	194	25	-	-
Tijuana River Valley	3,486	3,486	-	-	-	69	72	-	-
Torrey Pines	3,474	3,474	-	-	-	319	-	-	-
South University City	290	290	-	-	-	41	-	-	-
Uptown	7,665	7,665	-	-	-	119	74	-	-

**Key:**  
 SPF - Special Park Fee  
 SF - Square Foot  
 DIF - Development Impact Fee  
 ADT - Average Daily Trip  
 GBA - Gross Building Area  
 FBA - Facilities Benefit Assessment

**Notes:**

- (a) Assessment per 1,000 sq. ft. of Building Area
- (b) Hotel Rate = \$13,739/Room, Golf Course Rate = \$1,210,835/Course
- (c) AR-1-2 (New Land Use Code) Zone Single Family - \$41,221
- (d) Fee Dependent on Development Agreements. Check with Project Manager.
- (e) Applies to Commercial & Industrial development in the North University City Community area.
- (f) Otay Mesa is divided into West and East Sub-Areas. Facilities Benefit Assessment may be prorated for interim land use developments.
- (g) Del Mar Highlands Estates ONLY.
- (h) Vista del Lago ONLY
- (i) Local Mixed Use - \$280,642 per acre (net of residential area)
- (j) Includes \$129 per DU for the Linda Vista Community Center
- (k) An addition of \$129 per 1,000 sq. ft. of Commercial Building Area will be allocated to the Linda Vista Community Center
- (l) Credit against DIF is given for SPF.
- (m) Excludes Fairbanks Highlands.

**Schedule of Interim Development Impact Fees  
For Subarea II of the City Future Urbanizing Area\***

<b>LAND USE</b>	<b>FY 2003 FEES</b>
Estate Home (Density of 1, or fewer, per acre)	\$24,798 per unit
Single Family Detached	\$20,665 per unit
Multi Family Attached	\$14,466 per unit
Commercial	
a. Retail	\$43,890 per 1000 sq. ft. of Gross Building Area
b. Office	\$18,008 per 1000 sq. ft. of Gross Building Area
c. Employment Center	\$13,694 per 1000 sq. ft. of Gross Building Area
d. Service	\$22,321 per 1000 sq. ft. of Gross Building Area

\* These fees will be in effect until a Public Facilities Financing Plan is approved by Council.

**CITYWIDE HOUSING IMPACT FEE  
Rates Effective July 1, 1996**

These fees are deposited into the San Diego Housing Trust Fund to meet, in part, affordable housing needs in San Diego. The fees are collected for non-residential development and must be paid to the Planning Department prior to the issuance of a building permit. Fees subject to annual adjustment.

<b>Type of Use</b>	<b>Fee Per Square Foot</b>
Office .....	\$1.06
Hotel .....	\$0.64
Research & Development .....	\$0.80
Retail .....	\$0.64
Manufacturing .....	\$0.64
Warehouse .....	\$0.27

*Note: Some exemptions may apply for Enterprise Zone and Redevelopment Areas.*

These fees can be paid at the Development Services Center (formerly City Operations Building), 2nd Floor, 1222 First Avenue, when the permit is issued. Please contact the offices listed below for further information concerning.

Fees for Specific Projects  
 Facilities Financing ..... (619)533-3670  
 (Project Manager Community Assignments Listed on Back Page)  
 Copies of the Ordinance  
 City Clerk ..... (619)533-4000  
 The Housing Trust Fund / Housing Commission ..... (619)578-7582

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## PLANNING DEPARTMENT FACILITIES FINANCING SECTION

Charlene Gabriel  
(619) 533-3670  
[facilitiesfinancing@sandiego.gov](mailto:facilitiesfinancing@sandiego.gov)

Program Manager

Pamela Bernasconi  
(619) 533-3670  
[facilitiesfinancing@sandiego.gov](mailto:facilitiesfinancing@sandiego.gov)

Supervising Project Manager

John Tracanna  
(619) 533-3670  
[facilitiesfinancing@sandiego.gov](mailto:facilitiesfinancing@sandiego.gov)

Supervising Project Manager

### Project Managers

Angela Abeyta  
(619) 533-3674  
[aabeyta@sandiego.gov](mailto:aabeyta@sandiego.gov)

Vicki Burgess  
(619) 533-3684  
[vburgess@sandiego.gov](mailto:vburgess@sandiego.gov)

Marco Camacho  
(619) 533-3686  
[mcamacho@sandiego.gov](mailto:mcamacho@sandiego.gov)

Jennifer Carroll  
(619) 533-3673  
[jcarroll@sandiego.gov](mailto:jcarroll@sandiego.gov)

Gary Hess  
(619) 533-3678  
[ghess@sandiego.gov](mailto:ghess@sandiego.gov)

Frank January  
(619) 533-3699  
[fjanuary@sandiego.gov](mailto:fjanuary@sandiego.gov)

Evelyn Lee  
(619) 533-3685  
[elee@sandiego.gov](mailto:elee@sandiego.gov)

George Montague  
(619) 533-3672  
[gmontague@sandiego.gov](mailto:gmontague@sandiego.gov)

Gary Reming  
(619) 533-3683  
[greming@sandiego.gov](mailto:greming@sandiego.gov)

Cheryl Robinson  
(619) 533-3679  
[crobinson@sandiego.gov](mailto:crobinson@sandiego.gov)

### Community Responsibilities

Black Mountain Ranch, Miramar Ranch North, Rancho Encantada, Scripps Miramar Ranch, Development Monitoring (CRD's & TM's)

Golden Hill, La Jolla, Mid-City, Mission Beach, North Park, Peninsula, Skyline/Paradise Hills, Serra Mesa, Southeastern San Diego, Torrey Pines

Linda Vista, Existing Conditions/Public Facilities, Inventory, Strategic Framework Element

Carmel Mountain Ranch, University City (North and South), Rancho Penasquitos, Sabre Springs

Carmel Valley (North and South), Fairbanks Ranch, Subarea 2, Torrey Highlands (Subarea 4), Torrey Hills, Via de la Valle

College Area, East Elliott, Navajo, Otay Mesa (Eastern and Western), Pacific Highlands Ranch (Subarea 3), Tierrasanta

Balboa Park, Centre City, Clairemont Mesa, Midway/Pacific Highway, Mission Bay Park, Ocean Beach, Old San Diego, Pacific Beach, Tecolote Park, Uptown, Reimbursement Agreements

Black Mountain Ranch (Subarea 1), Mira Mesa, Rancho Bernardo, San Pasqual

Barrio Logan, Otay Mesa (Eastern and Western), Otay Mesa/Nestor, San Ysidro, Tijuana River Valley

Del Mar Mesa (Subarea 5), Kearny Mesa, Mira Mesa, Mission Valley, Development Agreement Monitoring

For general questions you can phone us at (619) 533-3670 or e-mail us at [facilitiesfinancing@sandiego.gov](mailto:facilitiesfinancing@sandiego.gov)